



BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION ADVISORY GROUP MEETING #6

City of Alexandria, Department of Planning and Zoning

December 10, 2012

6:30PM

Alexandria Black History Museum, Alexandria, VA 22314

MEETING SUMMARY

Meeting notes are recorded by City Staff to provide a written record of principal items of discussion, key comments, decisions of the Advisory Group, and comments from the public. They are not intended to be a verbatim transcription of the meeting.

Braddock Implementation Advisory Group Attendees

Sarah Becker, Neighborhood-at-large
Bill Campbell, Neighborhood-at-large
Herb Cooper-Levy, Neighborhood-at-large
Heidi Ford, West Old Town Civic Association
Roy Priest, Alexandria Redevelopment and Housing Authority
Wilson Thompson, Local/Small Business
Steve Troxel, Neighborhood-at-large
Heath Wells, West Old Town Civic Association
Salena Zellers, Braddock Lofts
Leslie Zupan, West Old Town Civic Association

City and Agency Staff Attendees

Tom Canfield, Department of Planning and Zoning
Brandi Collins, Department of Planning and Zoning
Laura Durham, Department of Recreation, Parks, and Cultural Activities
Faroll Hamer, Department of Planning and Zoning
Judy Lo, Department of Recreation, Parks, and Cultural Activities
Karl Moritz, Department of Planning and Zoning
Dana Wedeles, Department of Recreation, Parks, and Cultural Activities

Welcome and Braddock IAG Vacancy Nominations

Faroll Hamer, Director, Department of Planning and Zoning welcomed meeting attendees and provided an overview of the process to replace vacancies on the Braddock Implementation Advisory Group (IAG). She then invited members of the IAG to provide input on the four nominees to the "architect/historic preservation/design expert" slot. She reminded them that their feedback would be used to make a selection decision but not in any way would they cast a vote on the candidates. Members of the IAG provided input which was recorded. The feedback will be provided to the City Manager for a final decision. The goal is to have the new IAG member appointed in advance of the next IAG meeting.

Underground Parking Proposal: Automotive Service Garage

Dennis Whitestone, owner of Automotive Service Garage discussed his company's history in the Braddock Neighborhood and proposed that an underground parking garage be located under the proposed 1-acre Community Park. Also assisting in the presentation with Mr. Whitestone were Agnes and Engin Artemel of Artemel & Associates and an Automotive Service Garage employee. Mr. Whitestone currently leases parking spaces at 600 N. Henry Street and those parking spaces will be removed when the new Community Park is constructed. He requested that the underground lot be constructed for his business and that he would lease 40 spaces. Any remaining spaces could be used by the public.

In response to questions from members of the IAG, Mr. Whitestone stated that though he has considered options of building additional parking facilities on the rear of his property or on the top of his existing building, he did not anticipate that the community would support such an alternative. He stated that his company can fund the construction of up to 40 underground parking spaces and that he has had preliminary talks with a parking management company. He also stated that only drivable cars would be parked in the garage.

In response to questions from members of the IAG, City staff outlined some potential impacts of underground parking on the community park. These include the potential to significantly increase the cost of the park and the timing of its implementation. One area of potential impact would be to the design of the park, as an underground garage could affect the ability to provide features with underground components (large trees or fountains, for example) and could affect the ability to include changes in grade. In addition, some portion of the park would need to be used for an entrance ramp (unless the entrance ramp is integrated into the adjacent development project). In addition to the cost of the parking garage itself, it typically costs more to build and maintain parks located on top of parking structures (or other structures) than traditional parks. Staff also noted that the size and shape of the City-owned parcel at 600 N. Henry is not efficient for an underground garage to be built today. If parking were to continue to be accommodated on the parcel in the short term, it would have to be at-grade and in lieu of open space.

After additional discussion, members of the Braddock IAG made and approved a motion to support "the continued exploration of an underground parking garage with Park Configuration Concept D".

Overview of Community Park Configuration Options

Tom Canfield, City Architect, provided a review of the four park configuration options.



Concept A



Concept B



Concept C



Concept D

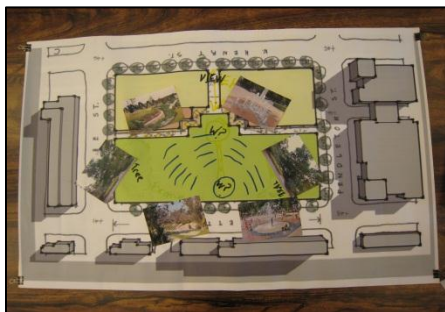
Mr. Canfield informed meeting attendees that during the previous IAG Park Planning meeting, the IAG stated that Concept D was their preferred alternative. Together, he and the IAG shared that Concept D was supported due to the following reasons:

- Safety from high traffic volumes on Route 1
- Buffering the park from noise and aesthetic impacts from Route 1 traffic volumes
- Park's relationship with surrounding buildings on adjacent blocks
- Potential viability and success of retail located in the new buildings
- Consistency with the intent of the Braddock Metro Neighborhood Plan
- Phasing impacts
- The ability to have an interim or phase 1 park in the near-term

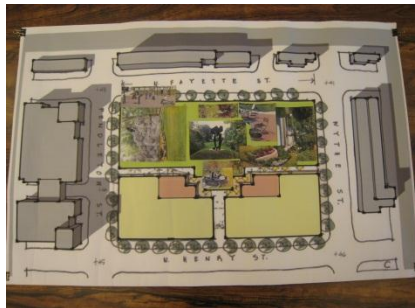
Meeting attendees were invited to provide input on Concept D and some shared various points of support.

Park Planning Exercise

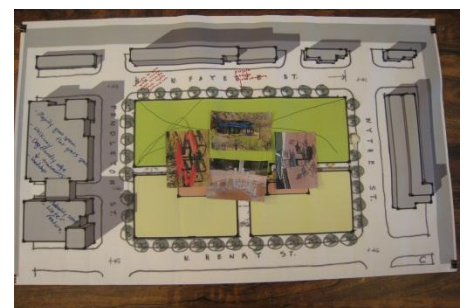
Laura Durham, Open Space Coordinator, facilitated a group exercise to explore park programming elements. All meeting attendees were invited to participate. Each group was provided a large scaled plan view of the configurations and asked to affix cutout images of their group's preferred park programming elements to their group's preferred park configuration (A, B, C, or D). The three groups then shared their "park" with the larger audience.



Group A



Group B



Group C

Next Steps

Ms. Durham identified the following next steps:

- Compile community feedback on the park programming elements
- Invite staff from the City's General Services Department to attend the next meeting and provide information related to costs and impacts of retaining the properties on 600 N. Henry Street
- Continue to explore the feasibility or infeasibility of an interim park on 600 N. Henry Street

Additional next steps include:

- Continued discussions with the US Postal Service
- If an interim park is deemed feasible on 600 N. Henry Street, develop a project budget
- Begin process to procure a park design consultant for the 1-acre community park
- Continue collecting developer contributions
- Additional community park planning meetings